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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

BUTT FIELD VIEW

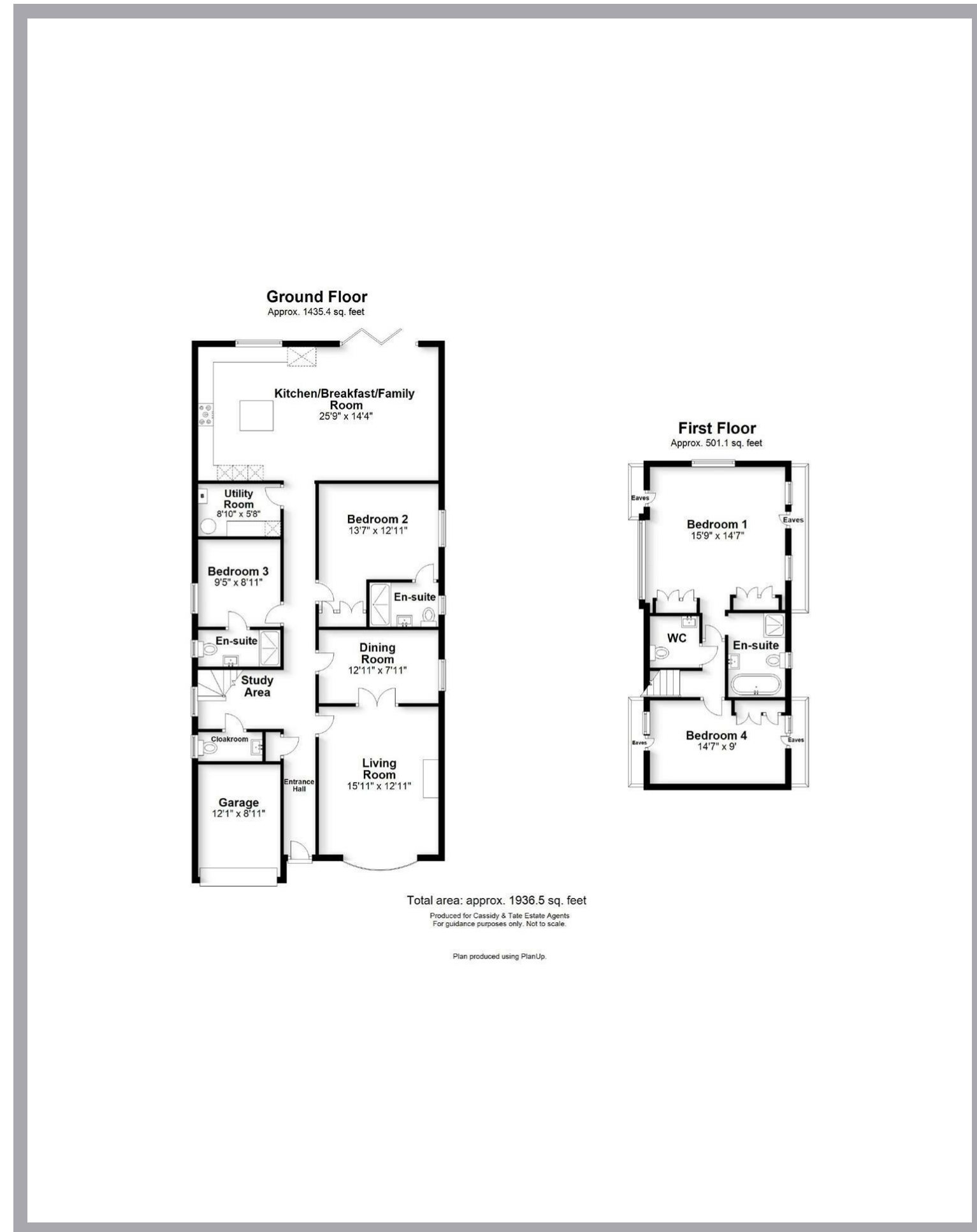
ST. ALBANS

AL1 2QL



## All The Ingredients Needed For A Fabulous Lifestyle

A sought after and convenient location with tree lined outlook, within easy reach of local amenities and public transport links, plus the additional benefit of no onward chain, makes this four bedroom, three bathroom, detached chalet bungalow an appealing family home. Over the years this lovely property has been extended and newly re-furbished resulting in a spacious home, tasteful decor and a contemporary and welcoming ambience throughout. A well thought out ground floor layout comprises of an entrance hall, cloakroom, cosy living room with feature fireplace, dining room, study area, a lovely kitchen/breakfast/family room with bi-folding doors that open to the outside, a utility room, and two of the four bedrooms both with en-suite facilities. Two further bedrooms, one of which has the facilities of en-suite and an additional WC can be found on the first floor. A landscaped and enclosed south westerly facing rear garden complements the property further, with two patio areas, shrub and plant border and summer house. A block paved driveway to the front of the property allows off road parking for several cars. Butt Field View is situated to the South side of St. Albans and in close proximity of the city centre with its extensive shopping and leisure facilities.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

## Specialists in Bespoke Properties

- CHAIN FREE
- Four Bedrooms
- Three Reception Rooms
- Fully Refurbished
- Detached Dwelling
- Four Bathrooms
- Approx 2,000 Square Feet
- Landscaped Rear Gardens

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>	<b>1</b>	<b>1</b>
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